

**Department of Housing and
Community Development**

Housing Policy Department
Received on:
DEC 19 2016

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Grass Valley

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Grass Valley, CA 95945

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Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

Homework 10: 11/10/2020
10/10/2020

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**City of Grass Valley
City Council
Agenda Action Sheet**

Council Meeting Date:

December 13, 2016

Date Prepared: December 5, 2016

Prepared by:

Thomas Last, Community Development Director *TL*

Title:

Review of the Annual Housing Element Progress Report

Agenda:

Consent

Recommended Motions:

Receive and File. No formal action required.

Background:

State law requires cities and counties to prepare an annual report on the status of the implementation of their Housing Element. This report must be submitted to the City Council, Governor's Office of Planning and Research, and Department of Housing and Community Development. Charter cities are actually exempt from this provision; however, it is required if the City intends to request certain funding programs. The City adopted its current Housing Element in the fall of 2014.

Attached is the City's annual report. It utilizes the form adopted by the Department of Housing and Community Development. The report lists the residential building activity for the year 2015, identifies the affordability level of the homes, and provides a status update on each housing program within the Housing Element.

Reviewed by:

TL
City Manager

Attachment: 2016 Annual Housing Element Report for the Year 2015

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grass Valley
Reporting Period 1/1/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4			5	5a	6	7	8
Project Identifier (map or APN No. project name or address)	Use Category	Tenure (Rental or Owner)	Affordability by Household Income			Total Units per Project	Est. # units for Each Development	Assistance Provided for Each Development	Deed Restricted Units	Notes (Include the number of units determined to be affordable without restriction or deed restrictions, and which are explained how the jurisdiction determined the units were affordable. Refer to jurisdiction.)
			Very Low Income	Low Income	Moderate Income	Above Moderate Income		See Instructions	See Instructions	
Habitat for Humanity - Joyce Drive	SF		2				2	2	RD/HOME/Misc.	
Wolf Creek Village	SF						2	2		
148 Ventana Ridge Pl	SF						1	1		
164 Ventana Sierra Dr.	SF						1	1		
380 Pleasant St.	SF						1	1		
(9) Total of Moderate and Above Moderate from Table A3					0	0	0			
(10) Total by Income Table A/A3			2			5	7	7		
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Grass Valley
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
Very Low	Dead	10	2											12	110
	Restricted Non-dead														
	restricted														
Low	Dead	72												72	14
	Restricted Non-dead	2												2	
	restricted														
Moderate	Dead														100
	Restricted Non-dead														
	restricted														
Above Moderate			5											5	215
Total RHNA by COG.		530													
Enter allocation number:		84	7											91	439
Total Units															
Remaining Need for RHNA Period															

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction City of Grass Valley
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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
		Timeframe in H.E.	Status of Program Implementation
1. Adequate Sites for Housing	Accommodate the City's fair share housing needs	Ongoing	City has adequately zoned land to accommodate the full range of housing needs and will continue to monitor future projects for compliance.
2. Flexible Development Standards and Mixed Use Developments	Increase options to provide a variety of housing to meet the needs of all income groups.	Ongoing	Ongoing effort promoted in the General Plan and Development Code. The Loma Rica Ranch SDA project was approved in 2011 as a Specific Plan with mixed-use and flexible development standards.
3. Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2009.	Ongoing	Monitor regulations and consider amendments as deemed necessary. Amended Development Code (Ord. 759) to reduce some parking requirements in multifamily zones.
4. Implement General Plan Policies	Related to programs 1-3	Ongoing	The City is continuing to promote policies in the General Plan.
5. Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Ongoing	This tool is available for all projects which the City processes.
6. Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annually	City adopted new Housing Element in 2014, monitoring has just begun
7. Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Ongoing	City continues to promote infill development, with several infill projects under construction in 2014 and 2015.
8. Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Ongoing	The Development Code is online, handouts at the front counter, and City has approved secondary units and manufactured housing, and other facilities. In 2010, the City approved a Homeless shelter.

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(CCR Title 25 §6202)

Attachment 1
1 of 6

Jurisdiction		City of Grass Valley	
Reporting Period		1/1/2015 - 12/31/2015	
9. Housing for Persons with Disabilities, including persons with developmental disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Ongoing	The City will continue to work with landowners and organizations to ensure persons with disabilities have adequate housing opportunities.
10. Transitional and Supportive Housing	Provide greater housing and shelter opportunities for individuals and families.	1-Dec-15	Amended Development Ccode to ensure all sections and zones comply with State requirements (Ord. 759).
11. Housing Opportunities for Large families	See Program 14	Ongoing	The Development Code is online. The City has worked with Habitat for Humanity and they will construct large family homes based on the individuals that qualify based on income.
12. Workforce Housing Study	Provide greater housing opportunities for local workforce	Ongoing	An ongoing effort to implement City policy
13. Density Bonus	See Program 14		Done on a case-by-case basis. The City has approved projects with density bonuses in the past and will continue to do so on an ongoing basis. Previous projects, though not built, have active entitlements
14. Pursue State and Federal Funding for Affordable Housing	Due to the loss of Redevelopment, and the City's only remaining ability to provide housing assistance will be based on its ability to obtain grants, it is more difficult to estimate a quantifiable number. The new objective is to continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is: New Construction: 25 very low-income units, 120 low-income units Homebuyer Assistance: 5 very low-income, 5 low-income, and 25 moderate-income homebuyers	Ongoing	City continues to pursue state and federal funding. City applied for, but did not receive, a Housing Rehabilitation Grant in 2010. City applied for CDBG and HOME grants in 2011 for first time homebuyer and housing rehab, but did not receive funding for either. Received 2012 HOME funds in 2013 for FTHB program. City has worked with entities in support of TCAC and other funding sources.
15. Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Ongoing	City continues to investigate the use of tax exempt bonds and mortgage credit certificates with other organizations and still evaluating options.
16. Community Investment Act	Increase the availability of funding options for new or rehabilitated housing	Ongoing	This is an ongoing effort done on an as needed basis.

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17. Housing Rehabilitation Programs	Rehab 3 VLI and 5 LI housing units	Ongoing	In 2014, HCD modified its CDBG program which impacted the City's ability to utilize funds for housing rehabilitation. The City may pursue new CDBG grants in the future to reinstate this program.
18. Preservation of At-Risk Housing	Preserve the affordability of 836 assisted rental housing units	Ongoing	This is an ongoing effort. No units were at risk in 2014.
19. Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Ongoing	City continues to provide information on rental assistance as needed and directs those individuals to the County.
20. Preservation of Mobilehome Parks	Preserve the condition and affordability of larger mh parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Ongoing	The City has held several meetings over the past few years with the owners and tenants of this mobile home park. This is an ongoing effort.
21. Housing Code Enforcement	Improve substandard housing through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts	Ongoing	The Code Enforcement Program is generally complaint driven. The City does set high priority to complaints received on housing conditions that create a public nuisance and health and safety concern.
22. Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing	Ongoing	City adopted a Historic Design Guidelines in 2010 and a Historic Preservation Ordinance in 2012 which applies to the Historic Townsite. This is a tool to help re-use and preserve older homes and structures.
23. Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Ongoing	City provides equal housing opportunity statements in all of its program brochures (First Time Home Buyers, Wood Stove, etc.)
24. Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Ongoing	The City enforces the most current Title 24 regulations for all residential buildings, and requires projects to exceed standards through the CEQA process (i.e. Berriman Ranch in 2010).
25. Weatherization and Energy Conservation for Existing Dwelling Units	Related to Housing Rehabilitation Program # 16	Ongoing	City directs requests to PG&E, which is located next to City Hall.

General Comments:

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